

WALPOLE ZONING BOARD OF APPEALS MINUTES OF JULY 27, 2020

A meeting of the ZONING BOARD OF APPEALS was held remotely (via Zoom Webinar) on MONDAY, JULY 27, 2020 AT 7PM. The following members were present on the Zoom Webinar:

John Lee (Chair), Susanne Murphy (Vice-chair), Bob Fitzgerald (Clerk), Jane Coffey, Drew Delaney Ashley Clark (Community Development Director), Amy Messier

Also Present: Judi Barrett (40B Consultant), George Pucci (Town Counsel of KP Law)

Lee opened the meeting at 7:05PM

Case No. 05-20, Wall Street Development Corp., Dupee Street (Map 35; Parcel 380-1), Comprehensive Permit:

Lee opened the hearing. The Applicant (Lou Petrozzi of Wall Street Development Corp.) was not present via Zoom Webinar. Clark suggested that per Town Counsel's understanding of the 180 day "tolling", that moving forward with the hearing and approving the scopes of work for Peer Review from Davis Square Architects and Tetra Tech was the next acceptable step. Clark stated that no peer review would start until the funds were received from the Applicant, and went on to give the following quotes that were received from the Peer Review firms:

Davis Square Architects (Cliff Boehmer): \$11,000-\$21,000

Tetra Tech (Sean Reardon): \$9,950.00

Clark and the Board came to the conclusion that an acceptable amount to request from the Applicant for David Square Architects would be a middle-ground amount of \$15,000.00. Clark stated that any funds that were not used during the peer review would be returned to the Applicant. Coffey motioned to accept the peer review scopes of work from Davis Square Architects in the amount of \$15,000.00 and Tetra Tech in the amount of \$9,950.00, seconded by Fitzgerald, Roll Call Vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye. The motion carried 5-0-0. The Board, Clark, and Pucci established that a seven (7) day deadline for the Applicant to submit the peer review fees to the Zoning Board of Appeals would be appropriate. Therefore, the Applicant should have peer review funds submitted to the Zoning Board of Appeals no later than Tuesday, August 4, 2020.

Pucci suggested that the Zoning Board should think about requesting an extension of one-hundred and ten (110) days beyond the one-hundred and eighty (180) day deadline from the Applicant due to the number of days that were "lost" due to an incomplete application submittal by the Applicant. Coffey motioned to continue the hearing to *August 17, 2020 at 7PM via Zoom Webinar*, seconded by Fitzgerald, Roll Call Vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye. The motion carried 5-0-0.

Case No. 03-20, 55 SS LLC., 51-53-55 Summer Street, Comprehensive Permit:

Lee opened the hearing. The following were present; Dave Hale (Applicant), Leslie French, Mark Brooks and Phil Macchi. Clark recommends that the Board approve staff to create working group(s) that include the following: Judi Barrett (40B Consultant, Ashley Clark, one ZBA Board Member,

Town Dept. heads (as appropriate), the Applicant and their associated team (as appropriate) and Town Peer Reviewers (as appropriate). Clark explained to the Board that the goal of the working group(s) is to make the proposed project suit the community as best as possible while also suiting the Applicant. Hale expressed that he is in favor of establishing working group(s), as well as Town Counsel and the Zoning Board members. Clark suggested that the Board continue this hearing to August 17, 2020 and have a working group session between now and then. Hale expressed his opposition to having future meetings via ZOOM Conference/Webinar that do not incorporate substantive testimony, and stated that due to COVID restrictions, that in-person hearings will likely not take place for an extended period of time, and urged the Board to reconsider their stance on the matter. Pucci of Town Counsel and Judi Barrett expressed their support regarding the Board's stance on waiting for in-person meetings to return before taking substantive information for this hearing. Murphy motioned to continue the hearing to *August 17, 2020 at 7PM via ZOOM Webinar*, seconded by Fitzgerald, Roll Call Vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye. The motion carried 5-0-0.

Minutes:

2/5/20; 2/19/20; 3/4/20; 3/18/20; 4/15/20; 5/6/20; 5/20/20; 6/17/20: Fitzgerald motioned to accept all of the minutes listed above, from February 2020- June 2020, seconded by Coffey, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye. The motion carried 5-0-0.

Murphy motioned to adjourn, seconded by Delaney, Roll Call Vote: Lee-aye, Fitzgerald-aye, Coffey-aye; Murphy-aye, Delaney-aye. The motion carried 5-0-0.

The meeting adjourned at 8:00 PM

Accepted 8/17/20